

**LEGAL NOTICE  
PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**NOTICE IS HEREBY GIVEN** that the Planning Board will hold a public hearing on the following applications on **Thursday, August 15, 2024** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

The request of **Elisabeth Blaisdell, Sheppard Houston and Charles Stewart (Owners)**, for property located at **77 New Castle Avenue** requesting a Conditional Use Permit from Section 10.814 for the conversion of an existing accessory structure into a Detached Accessory Dwelling Unit (DADU) that does not conform with the dimensional requirements of the Ordinance. Said property is located on Assessor Map 101 Lot 50 and lies within the General Residence B (GRB) and Historic Districts.

The request of **Flipping Burger, LLC (Owner)**, for property located at **1 Sagamore Grove** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the demolition of the existing dwelling and construction of a new single-family dwelling with attached garage, walkway, patio, driveway and the removal of an existing septic tank. The proposed impervious surface within the wetland buffer will be 2,376 s.f. and will be 40' from the wetland edge. The applicant is proposing a permeable driveway, walkway and patio, a stone drip edge, a vegetated swale in the front lawn, the restoration of the 25' vegetated buffer on site and additional wetland buffer plantings. Said property is located on Assessor Map 201 Lot 8 and lies within the Single Residence B (SRB) District.

The request of **Samuel Holman and Kristina Schneider Holman (Owners)**, for property located at **271 Lafayette Road** requesting a Conditional Use Permit from Section 10.814 for the construction of a new Detached Accessory Dwelling Unit (DADU). Said property is located on Assessor Map 230 Lot 18 and lies within the Single Residence B (SRB) District.

The request of **Matt Ball and Andrea Fershtam (Owners)**, for property located at **252 Wibird Street** requesting a Conditional Use Permit from Section 10.814 for the conversion of an existing accessory structure into a Detached Accessory Dwelling Unit (DADU) that does not conform with the dimensional requirements of the Ordinance. Said property is located on Assessor Map 149 Lot 12 and lies within the General Residence A (GRA) District.

The request of **Christ Church Parish (Owner)**, for property located at **1035 Lafayette Road** requesting Conditional Use permits from Section 10.5B41.10 for a Development Site, from Section 10.5B72 for density bonus incentive for increased dwelling units per building and a Conditional Use Permit from Section 10.1112.14 to provide less than the required parking and Site Plan Review Approval for construction of a 4-story, 44-unit multi-family residential building to the south of the existing church building, conversion of the first-floor of the existing church into office space and construction of a 7-unit transitional housing addition. The lower level of the existing church will be renovated for the daycare and the church will be relocated to the existing rectory building on the site. The project will include associated site improvements such as parking, pedestrian connections, access to public transportation, utilities, stormwater management, lighting, and landscaping. Said property is located on Assessor Map 246 Lot 1 and lies within the Gateway Center (G2) District.

The request of **Lonza Biologics (Owner)**, for property located at **101 International Drive** requesting Site Plan Approval from the Pease Development Authority (PDA) for the addition of two (2) industrial equalization (EQ) tanks and one (1) pump house located between the EQ Tanks that will include portions of the existing detention basin to be regraded. Installation of a new outlet structure to support the resized detention basin and a stormwater filtration system are proposed with this project. Said property is located on Assessor Map 305 Lot 6 and lies within the Airport Business Commercial (ABC) District.

The request of **231 Corporate Drive LLC (Owner)**, for property located at **231 Corporate Drive** requesting Site Plan Review Approval from the Pease Development Authority (PDA) for the construction of a 2,340 SF addition for a linear accelerator vault to support the veterinary hospital. The project includes removal of a row of parking which will reduce overall impervious surface impacts within the wetland buffer by approximately 8,801 SF. The project consists of associated site improvements such as lighting, landscaping, and stormwater management that will include stormwater treatment via a Contech Jellyfish unit to treat the proposed pavement section and building addition. Said property is located on Assessor Map 314 Lot 2 and lies within the Airport Business Commercial (ABC) District.

Planning and Sustainability Director  
Peter Britz

Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Registration information will be provided on the meeting agenda when it is posted to the web page. For technical assistance, please contact the Planning Department by email ([planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)) or by phone 610-7216.

**Note:** The Agenda for the Planning Board meeting will differ from the Legal Notice. For information on the Agenda call the Planning Department at 610-7216 or check the City's website at [www.cityofportsmouth.com/planportsmouth/planning-board](http://www.cityofportsmouth.com/planportsmouth/planning-board).

Those interested in submitting written comments should email [planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com). Comments received by close of business the day before the meeting will be incorporated into the record of the meeting. Any comments received after this deadline must be submitted in person by the individual at the meeting.